



Development Services Department
Environmental Coordinator
450 110th Avenue NE
Bellevue, WA 98009-9012

DETERMINATION OF NON-SIGNIFICANCE

PROPOSAL NAME:	COBU – Lake Restoration for West Lake Sammamish Pkwy. Sinkhole
LOCATION:	2442 and 2436 W Lake Sammamish Pkwy. SE
FILE NUMBERS:	21-107192-LO
PROPONENT:	Abe Santos, City of Bellevue Utilities
DESCRIPTION OF PROPOSAL: City of Bellevue Utilities proposes to remove approximately 150 cubic yards of material deposited in Lake Sammamish, on the shoreline, and in the 100 year floodplain as well as repair an existing stormwater pipe and outfall facility and remove three moorage piles. Following debris removal, the beach and lakebed will be restored and 320 square feet will be planted with native vegetation.	

The Environmental Coordinator of the City of Bellevue has determined that this proposal does not have a probable significant adverse impact upon the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(C). This decision was made after the Bellevue Environmental Coordinator reviewed the completed environmental checklist and information filed with the Land Use Division of the Development Services Department. This information is available to the public on request.

This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision.

DATE ISSUED: 7/15/2021

APPEAL DATE: 7/29/2021

A written appeal must be filed in the City Clerk's Office by 5 p.m. on the appeal date noted above.

This DNS may be withdrawn at any time if the proposal is modified so as to have significant adverse environmental impacts; if there is significant new information indicating a proposals probable significant adverse environmental impacts (unless a non-exempt license has been issued if the proposal is a private project) or if the DNS was procured by misrepresentation or lack of material disclosure.

Issued By: Elizabeth Stead **for** **Date:** July 15, 2021
Elizabeth Stead, Environmental Coordinator
Development Services Department



**City of Bellevue
Development Services Department
Land Use Staff Report**

Proposal Name: COBU – Lake Restoration for W Lake Sammamish Pkwy. Sinkhole

Proposal Address: 2442 and 2436 W Lake Sammamish Pkwy. SE

Proposal Description: City of Bellevue Utilities proposal to remove approximately 150 cubic yards of material deposited in Lake Sammamish, on the shoreline, and in the 100 year floodplain as well as repair of an existing stormwater pipe and outfall facility and remove three moorage piles. Erosion during repairs to a sinkhole adjacent to W Lake Sammamish Pkwy caused material to travel downslope and into the lake. The proposal is to remove this material, repair a damaged stormwater facility, remove piles, and restore the beach and lakebed.

File Number: 21-107192-LO

Applicant: Abe Santos, City of Bellevue Utilities

Decisions Included Critical Areas Land Use Permit - (Process II. 20.30P)

Planner: Reilly Pittman, Acting Environmental Planning Manager

**State Environmental Policy Act
Threshold Determination:**

Determination of Non-Significance

By: Elizabeth Stead for
Elizabeth Stead, Environmental Coordinator
Development Services Department

Director's Decision:

Approval with Conditions

By: Elizabeth Stead for
Michael A. Brennan, Director
Development Services Department

Application Date: April 8, 2021

Notice of Application Date: May 20, 2021

Decision Publication Date: July 15, 2021

Project Appeal Deadline: July 29, 2021

For information on how to appeal a proposal, visit Development Services Center at City Hall or call (425) 452-6800. Appeal of the SEPA Threshold Determination or Critical Areas Land Use Permit decision must be made to the City of Bellevue City Clerk's Office by 5 p.m. on the date noted above as the appeal deadline.

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Documents Referenced in File

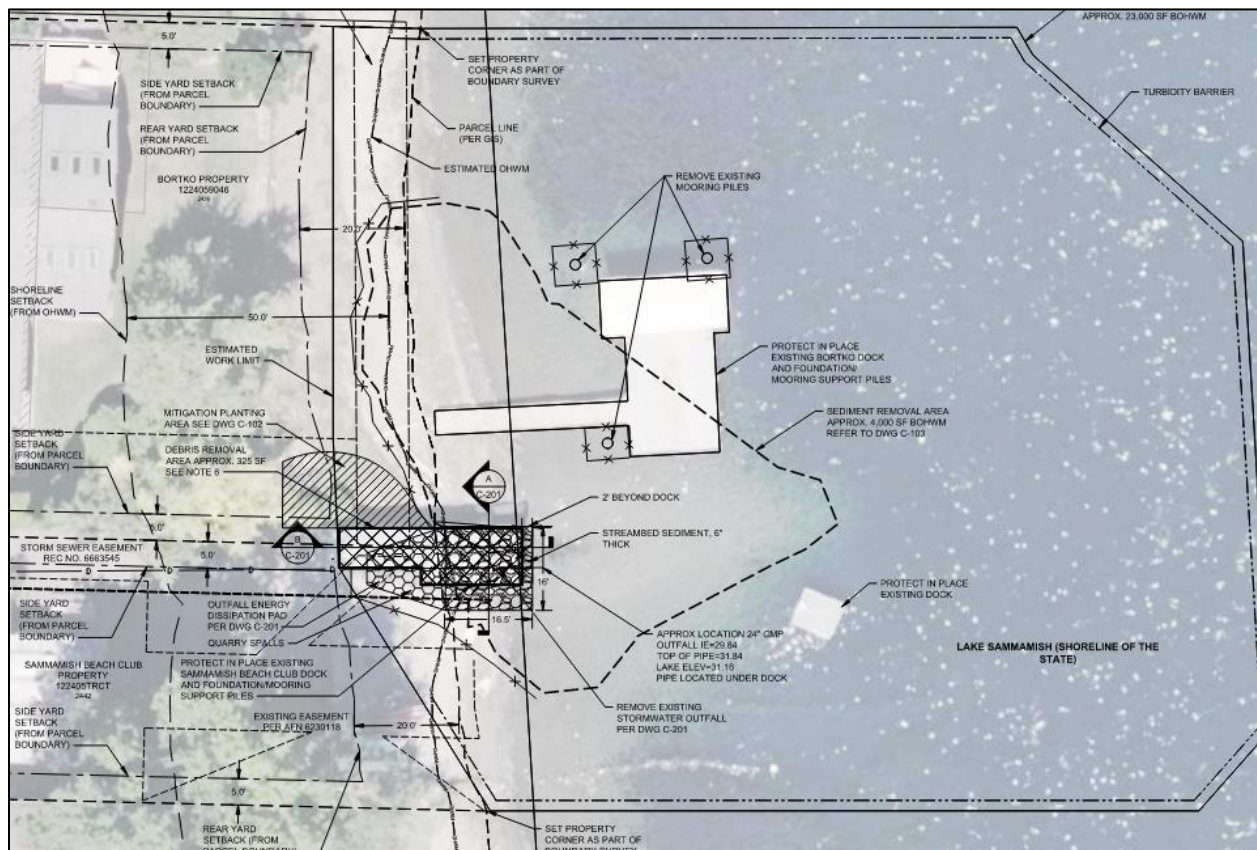
1. Project Plans
2. Critical Areas Narrative
3. Public Comment and Response
4. SEPA Checklist

All other documents and materials found in project file

I. Proposal Description

In December of 2019 the City conducted emergency repairs to a sinkhole adjacent to W Lake Sammamish Parkway at 2442 W Lake Sammamish Pkwy SE. The temporary stormwater system was overwhelmed by heavy precipitation which caused erosion and deposition of material down slope onto the shoreline of the adjacent property at 2436 W Lake Sammamish Pkwy. Both sites were restored by the emergency work but approximately 150 cubic yards of material remains within Lake Sammamish and the floodplain along the shoreline. This proposal is to remove this material and restore the beach along the lake to the prior existing condition. Utilities also proposes to reduce the length of a stormwater outfall to be above the Ordinary High Water Mark and construct a new outfall, remove debris and three moorage piles, and plant native vegetation along the shoreline. This proposal includes an associated shoreline exemption application 21-107188-WD. This repair work is within the 100-year floodplain of Lake Sammamish which is a critical area per LUC 20.25H and the proposal requires a Critical Areas Land Use Permit and subject to certain performance standards discussed in this report. **See Figure 1 below for project plan and reference document 1.**

Figure 1



II. Site Description, Zoning, Land Use and Critical Areas

A. Site Description

The project site is located in the West Lake Sammamish subarea of the City and is within Lake Sammamish, on the shoreline, and in the 100-year floodplain. The project area spans two properties, one which is a private shoreline associated with a single-family residence and the other property being a private communal recreational tract. **See Figure 2 below for project site and vicinity location.**

Figure 2



B. Zoning

The properties at this location are zoned R-3.5 which is a single-family zoning district with three and a half dwelling units per acre expected.

C. Land Use Context

The properties at this location have a Land Use designation of SF-M, Single-Family Medium Density.

D. Critical Areas – Functions and Values

The project area is located in the 100 year floodplain of Lake Sammamish which is a designated critical area. The Land Use Code protects critical areas and their important functions and values described below.

i. Floodplain

- a. **Floodplain Functions:** The value of floodplains can be described in terms of both the hydrologic and ecological functions that they provide. Flooding of occurs when either runoff exceeds the capacity of rivers and streams to convey water within their banks, or when engineered stormwater systems become overwhelmed.

Studies have linked urbanization with increased peak discharge and channel degradation (Dunne and Leopold 1978; Booth and Jackson 1997; Konrad 2000). Floodplains diminish the effects of urbanization by temporarily storing water and mediating flow to downstream reaches. The capacity of a floodplain to buffer upstream fluctuations in discharge may vary according to valley confinement, gradient, local relief, and flow resistance provided by vegetation. Development within the floodplain can dramatically affect the storage capacity of a floodplain, impact the hydrologic regime of a basin, and present a risk to public health and safety and to property and infrastructure.

b. Site Conditions, Impacts and Proposed Mitigation

The 100-year floodplain elevation on Lake Sammamish is all land below elevation 36.1' NAVD 88. The entire project area that is above the Ordinary High Water Mark of Lake Sammamish is within the floodplain. The submitted critical areas study which is reference document 2 finds that the proposal will not result in an increase of the base flood elevation. Communication from the project consultants also references the biological assessment that was submitted under Federal and State permitting that documents the proposal may affect but is not likely to adversely affect Bull Trout, Puget Sound Chinook Salmon, and Puget Sound Steelhead Trout. The project has received concurrence of this finding from NOAA Fisheries and US Fish and Wildlife. The project will remove 150 cubic yards of sediment, debris, old mooring piles as well as plant 320 square feet of native vegetation within 10 feet of the OHWM as mitigation. In addition, an existing storm water pipe will be shortened to ensure the pipe outfall is above the OHWM of the lake to decrease the risk of scour into the lake. The shoreline planting is proposed to be maintained and monitored for five years which complies with land use code 20.25H.220.

III. Consistency with Land Use Code Requirements:

A. Zoning District Dimensional Requirements:

There is no element of this current proposal that is subject to zoning. The project is compatible with the residential recreational uses in vicinity.

B. Critical Areas Requirements LUC 20.25H:

The City of Bellevue Land Use Code Critical Areas Overlay District (LUC 20.25H) establishes performance standards and procedures that apply to development on any site which contains in whole or in part any portion designated as critical area, critical area buffer or structure setback from a critical area or buffer. The project and is subject to the performance standards in LUC 20.25H.180 for work in the area of special flood hazard. The project proposes no development and is removing sediment from the floodplain. As discussed previously, the proposal will not result in a rise of the base flood elevation.

IV. Public Notice and Comment

Application Date: April 8, 2021
Public Notice (500 feet): May 20, 2021
Minimum Comment Period: June 3, 2021

The Notice of Application for this project was published in the City of Bellevue Weekly Permit Bulletin and Seattle Times on May 20, 2021. It was mailed to property owners within 500 feet of the project site. Comments were submitted by email from one resident and a response was provided by the Utilities Department which is found as reference document 3.

V. Summary of Technical Reviews

A. Clearing and Grading

The Clearing and Grading Division of the Development Services Department reviewed the proposal for compliance with Clearing and Grading codes and standards and has approved the application.

B. Utilities

The Utilities Review section of Development Services Department reviewed the proposal for compliance with Utility codes and standards and has approved the application. The reviewer noted that the applicant will need to locate the sewer line in Lake Sammamish and the stormwater line prior to construction which is a submittal requirement on the plans of the future construction permit and not a condition of approval.

VI. State Environmental Policy Act (SEPA)

The environmental review indicates no probability of significant adverse environmental impacts occurring as a result of the proposal. The Environmental Checklist submitted with the application adequately discloses expected environmental impacts associated with the project. The City codes and requirements, including the Clear and Grade Code, Utility Code, Land Use Code, Noise Ordinance, Building Code, and other construction codes are expected to mitigate potential environmental impacts. Therefore, issuance of a Determination of Non-Significance (DNS) is the appropriate threshold determination under the State Environmental Policy Act (SEPA) requirements.

A. Earth, Air, and Water

The proposal will remove 150 cubic yards of sediment that was deposited in the lake and along the shoreline of lake Sammamish. The proposal is to remove this material to restore the prior grade and beach that existed. All work will be done per required clearing and grading best management practices, codes, and standards that will address containment of sediment from the project to the work area.

B. Animals

The proposed work will be done during allowed in-water work windows to avoid impacts to

fish. The applicant will be required to receive State and Federal permit approval. **See Conditions of Approval regarding additional agency permitting in Section X of this report.**

C. Plants

320 square feet of vegetation is proposed to be planted within 10 feet of the lake. No vegetation is proposed to be impacted by the proposal.

VII. Decision Criteria

A. 20.30P.140 Critical Area Land Use Permit Decision Criteria – Decision Criteria

The Director may approve, or approve with modifications an application for a Critical Area Land Use Permit if:

1. The proposal obtains all other permits required by the Land Use Code.

Finding: All required construction permits will be obtained. **See Conditions of Approval in Section IX of this report.**

2. The proposal utilizes to the maximum extent possible the best available construction, design and development techniques which result in the least impact on the critical area and critical area buffer.

Finding: The proposal has only temporary impacts from construction and avoids impacts by working during the allowed work window as well as installing new vegetation.

3. The proposal incorporates the performance standards of Part 20.25H to the maximum extent applicable.

Finding: The proposal incorporates the performance standards discussed in Section III above.

4. The proposal will be served by adequate public facilities including street, fire protection, and utilities.

Finding: The proposal does not impact public services and is improving a stormwater pipe to reduce risk of scour in the lake.

5. The proposal includes a mitigation or restoration plan consistent with the requirements of LUC Section 20.25H.210.

Finding: The proposal includes a mitigation plan consistent with the requirements of LUC 20.25H.210. **See Conditions of Approval regarding restoration plans in Section IX of this report.**

6. The proposal complies with other applicable requirements of this code.

Finding: As discussed in this report, the proposal complies with all other applicable requirements of the Land Use Code.

VIII. Conclusion and Decision

After conducting the various administrative reviews associated with this proposal, including Land Use Code consistency, City Code and Standard compliance reviews, the Director of the Development Services Department does hereby **approve with conditions** the proposed removal of deposited sediment and restoration within the floodplain of Lake Sammamish.

Approval of this Critical Areas Land Use Permit does not constitute a permit for construction. Separate construction permits are required, and all plans are subject to review for compliance with applicable City of Bellevue codes and standards.

Note- Expiration of Approval: In accordance with LUC 20.30P.150 a Critical Areas Land Use Permit automatically expires and is void if the applicant fails to file for a construction permit or other necessary development permits within one year of the effective date of the approval.

IX. Conditions of Approval

The applicant shall comply with all applicable Bellevue City Codes and Ordinances including but not limited to:

<u>Applicable Ordinances</u>	<u>Contact Person</u>
Clearing and Grading Code- BCC 23.76	Tom McFarlane, 425-452-5207
Utilities Code – BCC Title 24	Mohamed Sambou, 425-452-4853
Land Use Code- BCC Title 20	Reilly Pittman, 425-452-4350

The following conditions are imposed under the Bellevue City Code as referenced:

- 1. Clearing and Grading Permit Required:** Approval of this Critical Areas Land Use Permit does not constitute an approval of any construction permit. A clearing and grading permit must be approved before construction can begin. Plans submitted as part of any permit application shall be consistent with the activity permitted under this approval. A copy of the Hydraulic Project Approval granted by WDFW is required prior to issuance of the clearing and grading permit.

Authority: Land Use Code 20.30P.140, Clearing & Grading Code 23.76.035

Reviewer: Tom McFarlane, Development Services Department

- 2. Mitigation Planting:** The proposed planting of 320 square feet is required as shown on the approved plans.

Authority: Land Use Code 20.25H.210

Reviewer: Reilly Pittman, Development Services Department

- 3. Maintenance and Monitoring:** The planting is required to be maintained and monitored as proposed for 5-years per the submitted maintenance and monitoring plan.

Authority: Land Use Code 20.25H.210

Reviewer: Reilly Pittman, Development Services Department

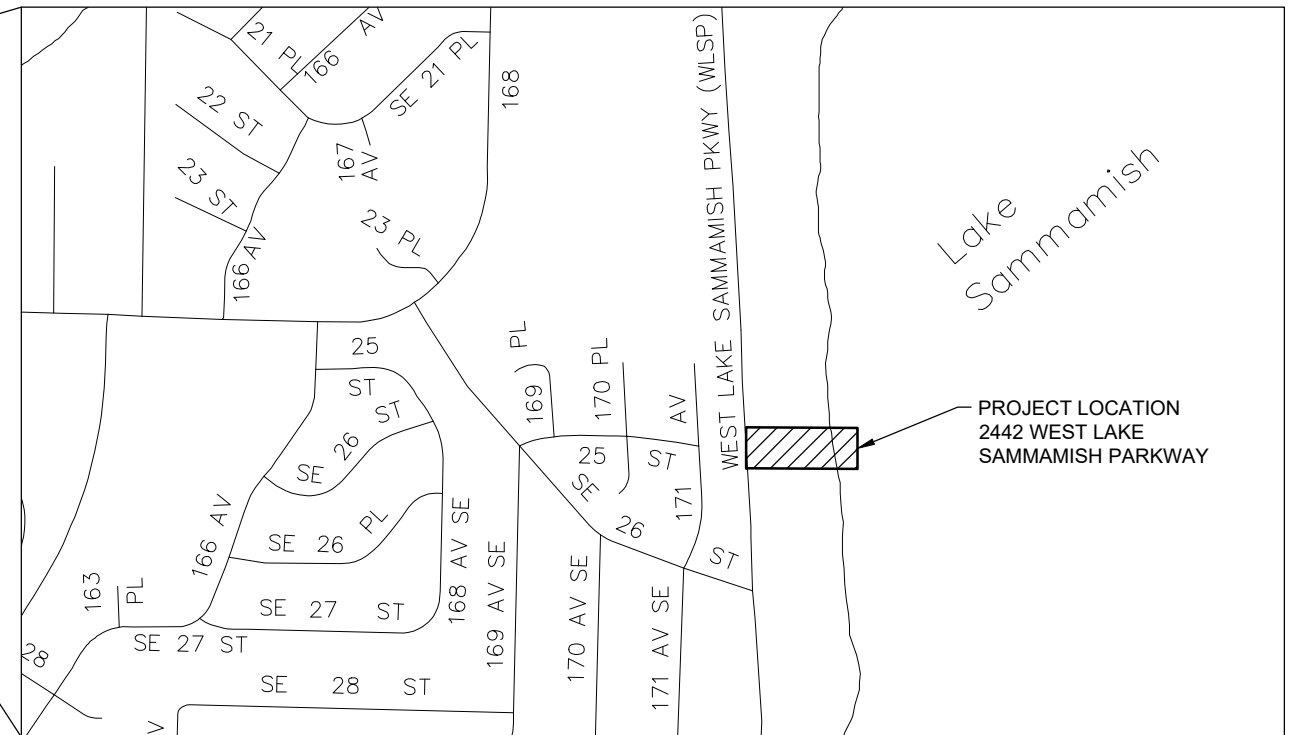


2442 WLSP SINKHOLE LAKE RESTORATION

PREPARED BY JACOBS, 1100 112TH AVE. NE, SUITE 500, BELLEVUE, WA 98004

PHONE: 425.453.5000

DRAWING INDEX		
SHT#	DWG#	TITLE
1	G-001	COVER SHEET, LOCATION MAP AND DRAWING INDEX
2	G-002	GENERAL NOTES AND SYMBOLS
3	C-101	SITE PLAN
4	C-102	PLANTING PLAN
5	C-103	SEDIMENT REMOVAL PLAN
6	C-201	OUTFALL SECTION AND DETAILS
7	C-301	PLANTING DETAILS
8	C-302	CESC DETAILS

[illegible]

Jacobs.



Approved By

XXX	CONSTRUCTION INSPECTOR	DATE
XXX	PROJECT MANAGER	DATE



2442 WLSP SINKHOLE LAKE RESTORATION

CITY OF BELLEVUE
WASHINGTON

GENERAL

**COVER SHEET, LOCATION
MAP AND DRAWING INDEX**

DWG NO.	G-001	SHT	1	OF	8
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SEC 17	IWF 24N	HGE 35E	UTILITY GRID #	F-14
ORIGINAL DRAWING				

90% REVIEW

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 Plot By: Yang, Jan/SEA

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Layout: Layout1
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Plot By: Yang, Jan/SEA

GENERAL NOTES:

- 1. THE OHWM FOR LAKE SAMMAMISH IS 31.8 FT NAVD88 (28.18 FT NGVD29). THE OHWM SHOWN ON THESE DRAWINGS IS ESTIMATED BASED ON 2016 LIDAR.
- 2. REMOVE SEDIMENT AS INDICATED ON THE DRAWINGS, NOT TO EXCEED 150 IN-SITU CY.
- 3. REMOVE SEDIMENT AND SMOOTH LAKE BED SLOPE TO MATCH PREEXISTING CONDITIONS OR AS DETERMINED IN COORDINATION WITH FIELD ENGINEER.
- 4. NO DEBRIS, REFUSE, TRASH, EXCAVATED MATERIAL, DEMOLISHED MATERIAL, OR OTHER FOREIGN MATERIALS OR OBJECTS MAY BE BURIED ON THE SITE OR LEFT IN THE LAKE. REMOVE ALL SUCH MATERIAL FROM THE SITE AND FROM THE LAKE AND DISPOSE OF IN A SAFE AND LEGAL MANNER.
- 5. PROTECT IN PLACE ALL EXISTING IMPROVEMENTS NOT OTHERWISE NOTED FOR REMOVAL.
- 6. INSTALL AND MAINTAIN CONSTRUCTION STABILIZATION AND EROSION CONTROL PER CITY STANDARD NOTES AND DETAILS ON DRAWING C-302.

SURVEY NOTES:

- 1. PROVIDE BOUNDARY SURVEY BY A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF WASHINGTON TO ESTABLISH PROPERTY CORNERS FOR THE PROJECT SITE.
- 2. LAND SURVEYING MUST BE PERFORMED AND RECORDED TO NAVD 88 VERTICAL DATUM AND NAD 83 HORIZONTAL DATUM.
- 3. PROVIDE A PRIVATE LOCATING FIRM TO PERFORM SUBSURFACE UTILITY INVESTIGATION WITHIN THE PROJECT LIMITS. MARK AND PROTECT IN PLACE ANY EXISTING UTILITIES IDENTIFIED WITHIN THE PROJECT LIMITS.
- 4. FIELD LOCATE WHERE THE ORDINARY HIGH WATER MARK ELEVATION OF 31.8 FT CROSSES THE EXISTING GROUND, AND STAKE THIS LOCATION AT THE PROPERTY BOUNDARIES AND AT NOT MORE THAN 15 FT INTERVALS BETWEEN. STAKE WITH NEW 2 INCH BY 2 INCH WOODEN STAKES, NOT LESS THAN 2 FEET IN LENGTH, DRIVEN FLUSH TO THE EXISTING GROUND SURFACE AND MARKED WITH 4 FOOT TALL WOODEN LATHE MARKED OHWM. STAKES REMOVED BY THE CONTRACTOR'S ACTIVITIES OR BY GRADING SHALL BE REESTABLISHED BY LICENSED PROFESSIONAL LAND SURVEYOR PRIOR TO FURTHER EXCAVATION OR SEDIMENT REMOVAL.
- 5. PROVIDE TOPGRAPHIC/BATHEMETRIC SURVEY OF THE PROJECT SITE AFTER PLANTING AND SEDIMENT REMOVAL, NOTING THE LOCATION AND ELEVATION OF THE LIMITS OF PLANTING AND GRAVEL REMOVAL. ALSO PROVIDE FINISHED GRADE ELEVATIONS ESTABLISHED BY A GRID PATTERN OF 10 FEET BY 10 FEET WITHIN THE LIMITS OF SEDIMENT REMOVAL.

FENCE NOTES:

- 1. PROVIDE TURBIDITY BARRIER TO MEET SITE TURBIDITY LIMITS.
- 2. PROVIDE TEMPORARY CONSTRUCTION FENCE FOR SITE SAFETY AND TO PREVENT PUBLIC ACCESS TO WORK SUCH AS PILE REMOVAL, SEDIMENT AND DEBRIS REMOVAL, PIPE CUTTING, OPERATION OF EQUIPMENT, ETC.

ACCESS NOTES:

- 1. NO VEHICULAR OR EQUIPMENT ACCESS IS ALLOWED TO THE SITE FROM WEST LAKE SAMMAMISH PARKWAY OR ADJACENT PROPERTY, EXCEPT TO DELIVER CONSTRUCTION FENCING, PLANTS AND ESTABLISH SURVEY CONTROL.
- 2. ALL MATERIAL DELIVERY, CONSTRUCTION EQUIPMENT DELIVERY, SEDIMENT REMOVAL AND MATERIAL REMOVAL MUST BE PROVIDED VIA BARGE OR BOAT FROM THE LAKE.
- 3. OBTAIN, MAINTAIN, AND ADHERE TO REQUIREMENTS OF LAKE SAMMAMISH STATE PARK SPECIAL USE PERMITS AS APPLICABLE.

PIPE REMOVAL NOTES:

- 1. CUT PIPE PERPENDICULAR TO CENTERLINE OF PIPE.
- 2. REMOVE CUT PIPE AND ANY ASSOCIATED DEBRIS AND DISPOSE OF OFFSITE IN A SAFE AND LEGAL MANNER.
- 3. REMOVE BURRS, PROTRUSIONS, OR SHARP EDGES.

ABBREVIATIONS:

APPROX	APPROXIMATE
BOHWM	BELOW ORDINARY HIGH WATER MARK
CESC	CONSTRUCTION EROSION AND SEDIMENTATION CONTROL
CY	CUBIC YARD
DIA	DIAMETER
ELEV	ELEVATION
IN	INCH
LB	POUND
MIN	MINIMUM
OHWM	ORDINARY HIGH WATER MARK
SF	SQUARE FEET
SQ	SQUARE
TYP	TYPICAL
WAC	WASHINGTON ADMINISTRATIVE CODE

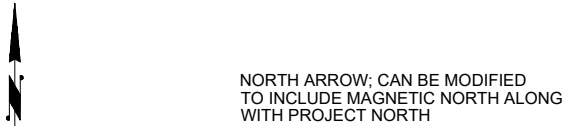
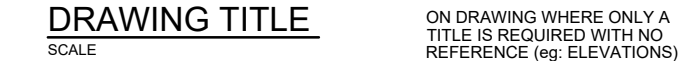
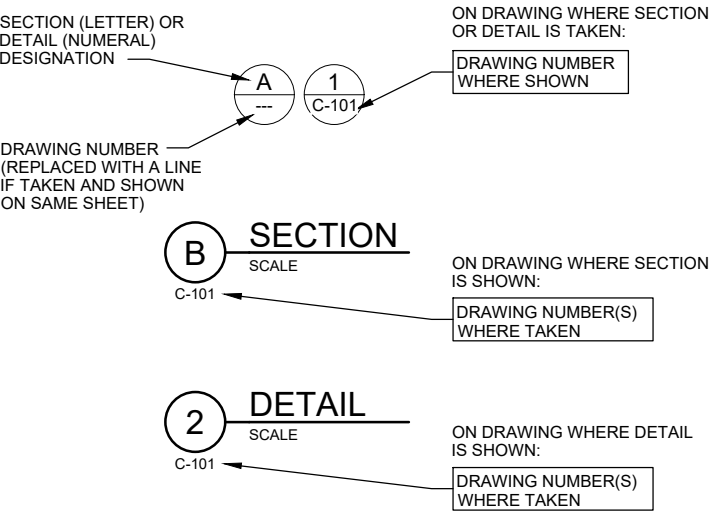
GRADING NOTES:

- 1. SEDIMENT WAS DEPOSITED ON THE BEACH AND SHORELINE IN 2019 AND 2020. THE GOAL OF THIS WORK IS TO REMOVE SEDIMENT DEPOSITS AND PERFORM FINE GRADING IN ORDER TO RE-ESTABLISH THE ORIGINAL SHORELINE, LAKE BED AND BEACH ELEVATIONS (THE PREEXISTING CONDITION).
- 2. ESTIMATES OF THE ORIGINAL GROUND ELEVATION (PREEXISTING CONDITION), AS WELL AS THE LOCATION AND THICKNESS OF SEDIMENT DEPOSITS INDICATED ON THESE DRAWINGS (EXISTING CONDITION), WERE MADE IN APRIL, 2020. SEDIMENT MAY HAVE MOVED OR CHANGED AFTER THESE MEASUREMENTS WERE MADE; ESTABLISH THE OHWM AND CONFIRM LOCATION AND DEPTH OF SEDIMENT REMOVAL PRIOR TO EXCAVATION.

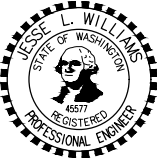
CESC AND TURBIDITY MONITORING NOTES:

- 1. IMPLEMENT BEST MANAGEMENT PRACTICES AND PROVIDE CESC MEASURES AS REQUIRED TO LIMIT SEDIMENTATION AND TURBIDITY TO ACCEPTABLE LIMITS.
- 2. PREPARE, IMPLEMENT, AND MAINTAIN A TURBIDITY MONITORING PLAN IN ACCORDANCE WITH CITY OF BELLEVUE CLEARING AND GRADING DEVELOPMENT STANDARDS CG3-03.3.
- 3. PERFORM TURBIDITY MONITORING AND REPORTING, IN ACCORDANCE WITH THE STATE SURFACE WATER QUALITY STANDARDS (WAC 173.201A-200), TO CONFIRM TURBIDITY DOES NOT EXCEED ACCEPTABLE LIMITS.

SECTION / DETAIL DESIGNATIONS



NO	DATE	BY	APPR	REVISIONS



Approved By

XXX	CONSTRUCTION INSPECTOR	DATE	X
XXX	PROJECT MANAGER	DATE	X

P. BOMBER	MARCH 2021
DESIGNED BY	DATE
J. YANG	MARCH 2021
DRAWN BY	DATE
J. WILLIAMS	MARCH 2021
CHECKED BY	DATE



2442 WLSP SINKHOLE
LAKE RESTORATION

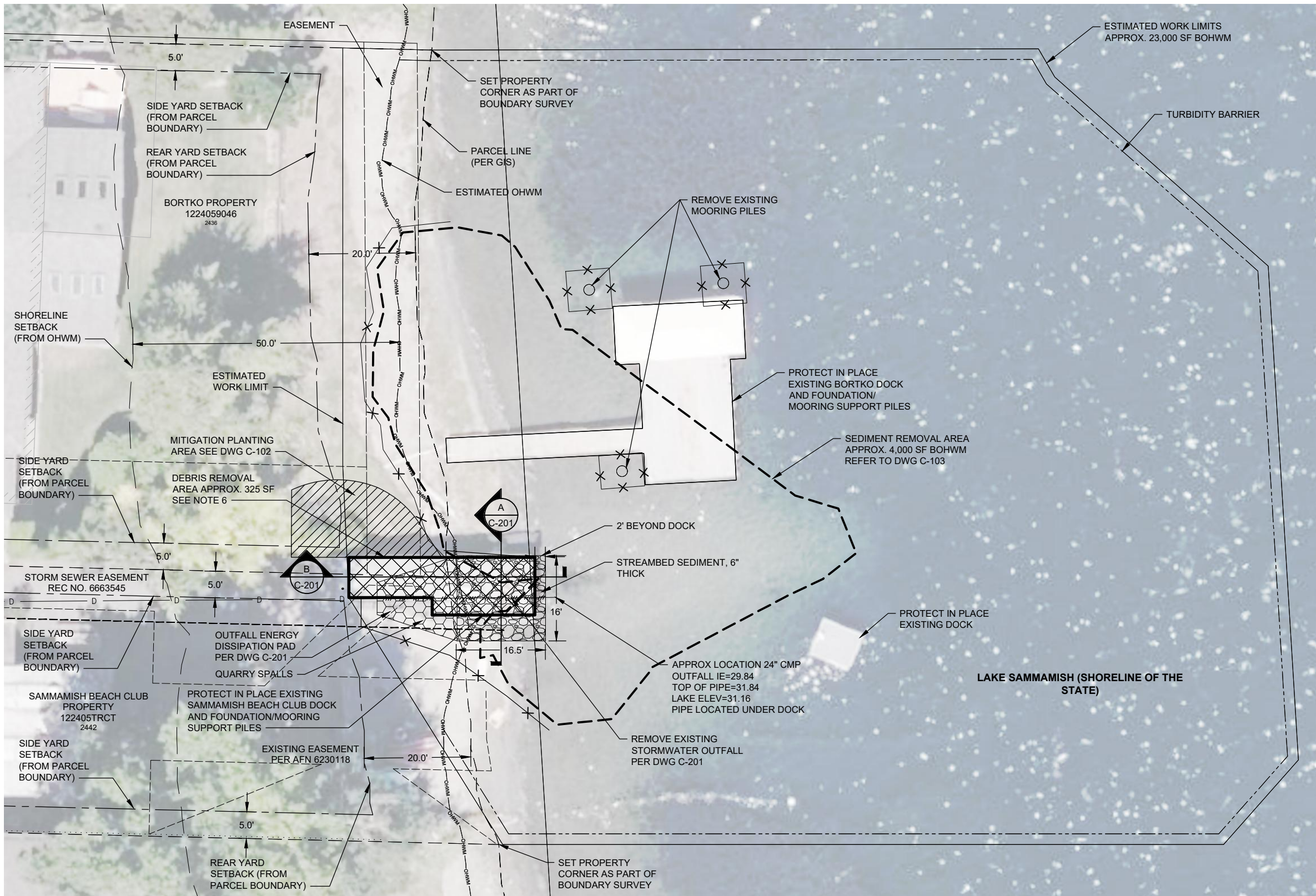
CITY OF BELLEVUE
WASHINGTON

GENERAL

GENERAL NOTES AND
SYMBOLS

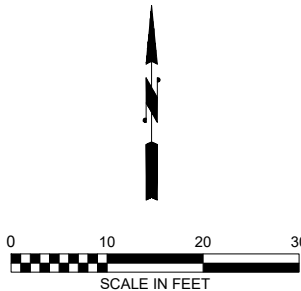
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Plot By: Bomber, Paul



- NOTES:
1. LOCATION OF EXISTING MOORING PILES TO BE REMOVED IS APPROXIMATE. CONFIRM LOCATION WITH RESIDENT ENGINEER PRIOR TO REMOVAL.
 2. THE SITE IS WITHIN THE CRITICAL AREAS OVERLAY DISTRICT. THE ENTIRE SITE (LANDWARD OF THE OHWM) IS WITHIN A LIQUEFACTION HAZARD AREA (CITY OF BELLEVUE AND WASHINGTON STATE DEPARTMENT OF NATURAL RESOURCES (WDNR) WASHINGTON GEOLOGIC INFORMATION PORTAL). ENTIRE SITE IS ALSO WITHIN THE 100-YEAR FLOODPLAIN (FEMA PANEL 53033C0680G).
 3. ENTIRE SITE IS WITHIN THE SHORELINE OVERLAY DISTRICT, WITH SHORELINE RESIDENTIAL LANDWARD OF THE OHWM AND RECREATION BOATING WATERWARD.
 4. GEOLOGIC HAZARD AREAS, FREQUENTLY FLOODED AREAS, AND SHORELINE OVERLAY AREAS ARE NOT SHOWN FOR SITE PLAN CLARITY.
 5. THIS SITE IS NOT SURVEYED. ALL FEATURES ARE ESTIMATED FROM A COMBINATION OF PARTIALLY SURVEYED FEATURES, AS-BUILT RECORDS, AND AERIAL IMAGERY. CONTRACTOR IS RESPONSIBLE FOR VERIFYING LOCATIONS OF ALL EXISTING AND PROPOSED FEATURES SHOWN ON PLAN.
 6. DEBRIS IS LOCATED BELOW DOCK AND CONSISTS OF THREE RAILROAD TIES AND MISC METAL WIRE FENCING.

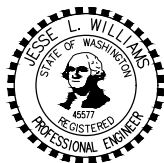
- LEGEND
- OHWM (BASED ON LIDAR)
 - EXISTING PROPERTY LINE
 - EXISTING DRAINAGE OUTFALL
 - SEDIMENT REMOVAL AREA
 - EXISTING STRUCTURE
 - UTILITY REMOVAL
 - WORK LIMITS
 - EASEMENT
 - STRUCTURE SETBACK
 - SHORELINE OVERLAY SETBACK
 - TEMPORARY CONSTRUCTION FENCE



SITE PLAN
SCALE: 1"=10'-0"

NO	DATE	BY	APPR	REVISIONS

Jacobs



Approved By

XXX CONSTRUCTION INSPECTOR DATE
XXX PROJECT MANAGER DATE

P. BOMBER MARCH 2021
DESIGNED BY DATE
J. YANG MARCH 2021
DRAWN BY DATE
J. WILLIAMS MARCH 2021
CHECKED BY DATE



**2442 WLSP SINKHOLE
LAKE RESTORATION**
CITY OF BELLEVUE
WASHINGTON

CIVIL	
SITE PLAN	
DWG NO. C-101	SHT 3 OF 8

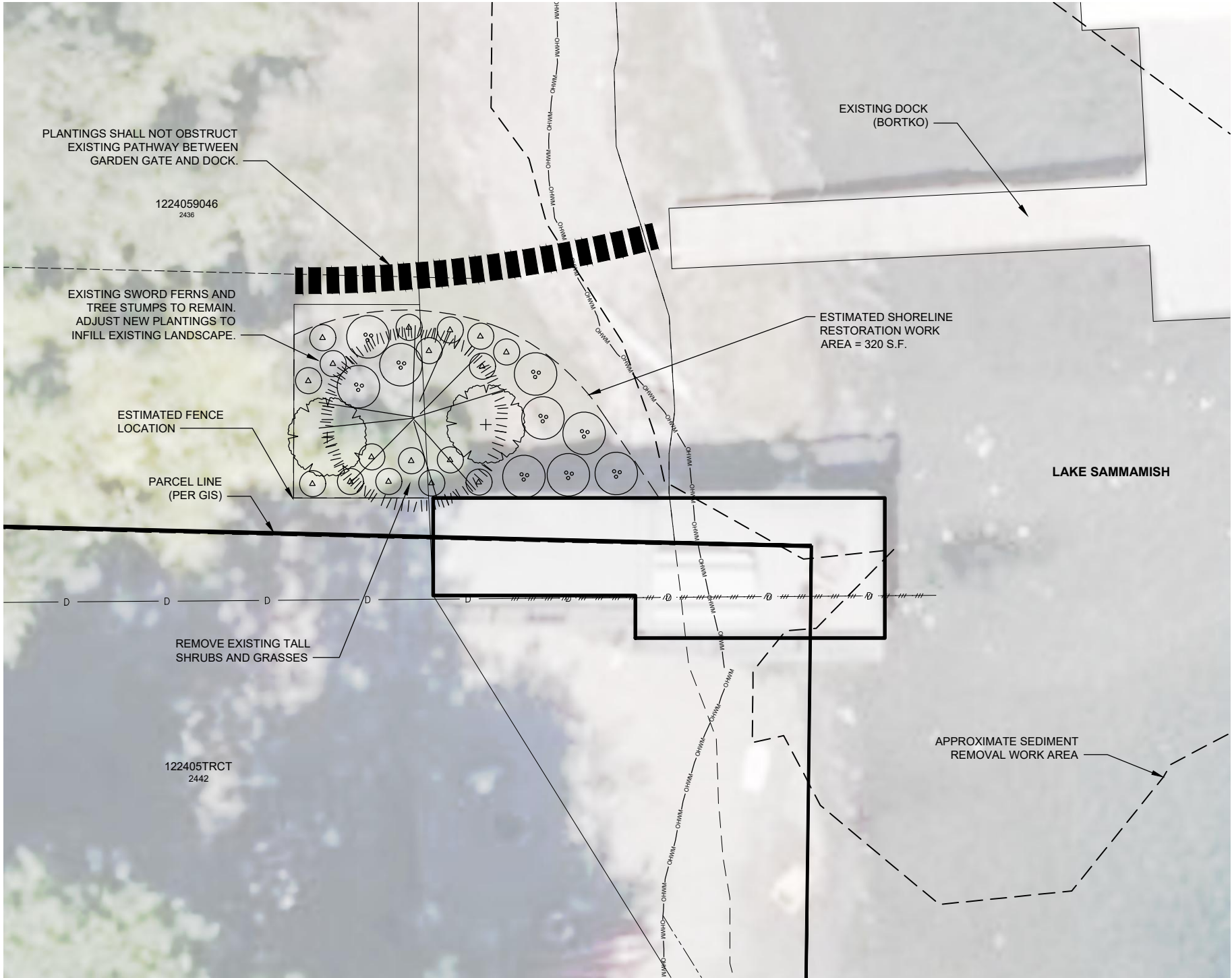
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Plot By: Yang, Jan/SEA

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3/24/2021

Plot Date:



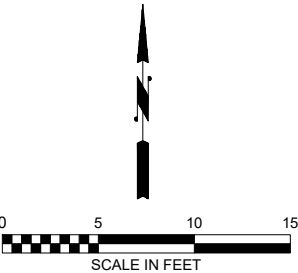
- NOTES:
- ESTIMATED OHWM IS LOCATED AT 31.8 FT NAVD88 (28.18 FT NGVD) BASED ON 2016 LIDAR. STAKE OHWM PER SURVEY NOTES ON DRAWING G-002.
 - THE SITE IS NOT SURVEYED. ALL FEATURES ARE ESTIMATED FROM A COMBINATION OF PARTIAL SURVEYED FEATURES, AS-BUILT RECORDS, AND AERIAL IMAGINARY. CONTRACTOR IS RESPONSIBLE FOR VERIFYING LOCATIONS OF ALL EXISTING AND PROPOSED FEATURES SHOWN ON PLAN.
 - REFER TO SPECIFICATION FOR SITE PROTECTION MEASURES AND ACCESS BEFORE ANY GROUND DISTURBANCE BEGINS.
 - REFER TO DRAWING C-301 FOR PLANTING NOTES AND DETAILS.

LEGEND

	OHWM (BASED ON LIDAR)
	EXISTING PROPERTY LINE
	EXISTING DRAINAGE OUTFALL
	SEDIMENT REMOVAL AREA
	EXISTING STRUCTURE
	APPROX. PATHWAY

	PLANTING LEGEND				
	SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING	QUANTITIES
	BETULA PAPYRIFERA	PAPER BIRCH	1.5 CAL.	AS SHOWN*	1
	ACER CIRCINATUM	VINE MAPLE	5 GAL.	AS SHOWN*	2
	MAHONIA NERVOSA	LOW OREGON-GRAPE	1 GAL.	2' O.C.	17
	VIBURNUM EDULE	HIGHBRUSH CRANBERRY	1 GAL.	3' O.C.	9

*TREE LOCATIONS SHALL BE FIELD ADJUSTED TO MAINTAIN A MINIMUM OF 5' CLEARANCE FROM EXISTING FENCE AND OTHER UTILITIES.



PLANTING PLAN

SCALE: 1"=5'-0"

NO	DATE	BY	APPR	REVISIONS

Jacobs



Approved By

XXX
CONSTRUCTION INSPECTOR
DATE
XXX
PROJECT MANAGER
DATE

G. BERGMAN
DESIGNED BY
MARCH 2021
DATE
G. BERGMAN
DRAWN BY
MARCH 2021
DATE
L. FRENCH
CHECKED BY
MARCH 2021
DATE



2442 WLSP SINKHOLE
LAKE RESTORATION
CITY OF BELLEVUE
WASHINGTON

CIVIL	
PLANTING PLAN	
DWG NO. C-102	SHT 4 OF 8

BAR IS ONE INCH ON ORIGINAL DRAWING

SEC 17 TWP 24N RGE 5E

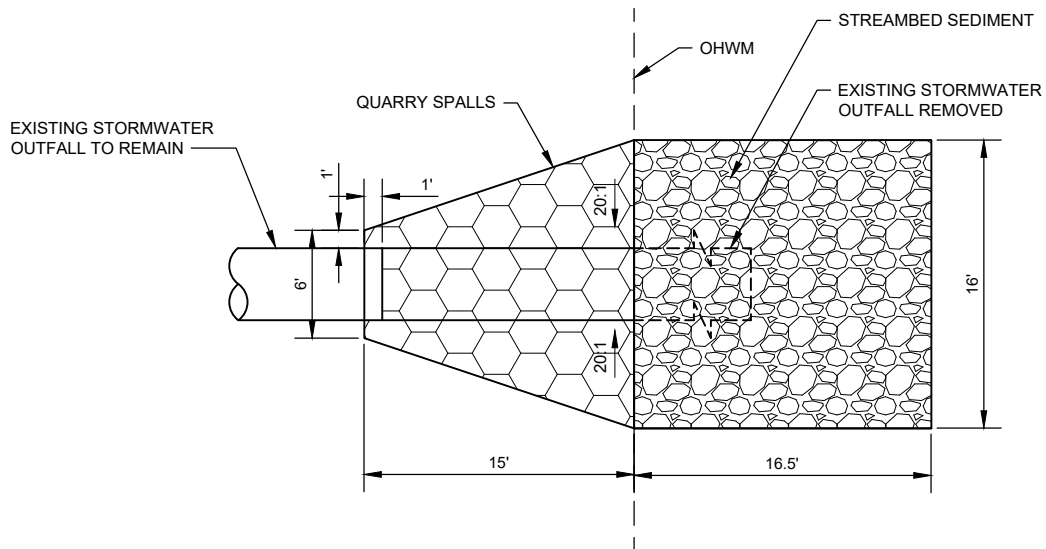
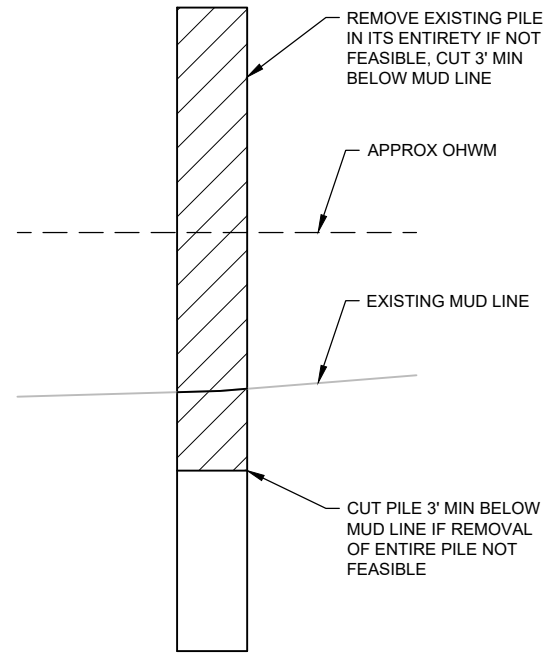
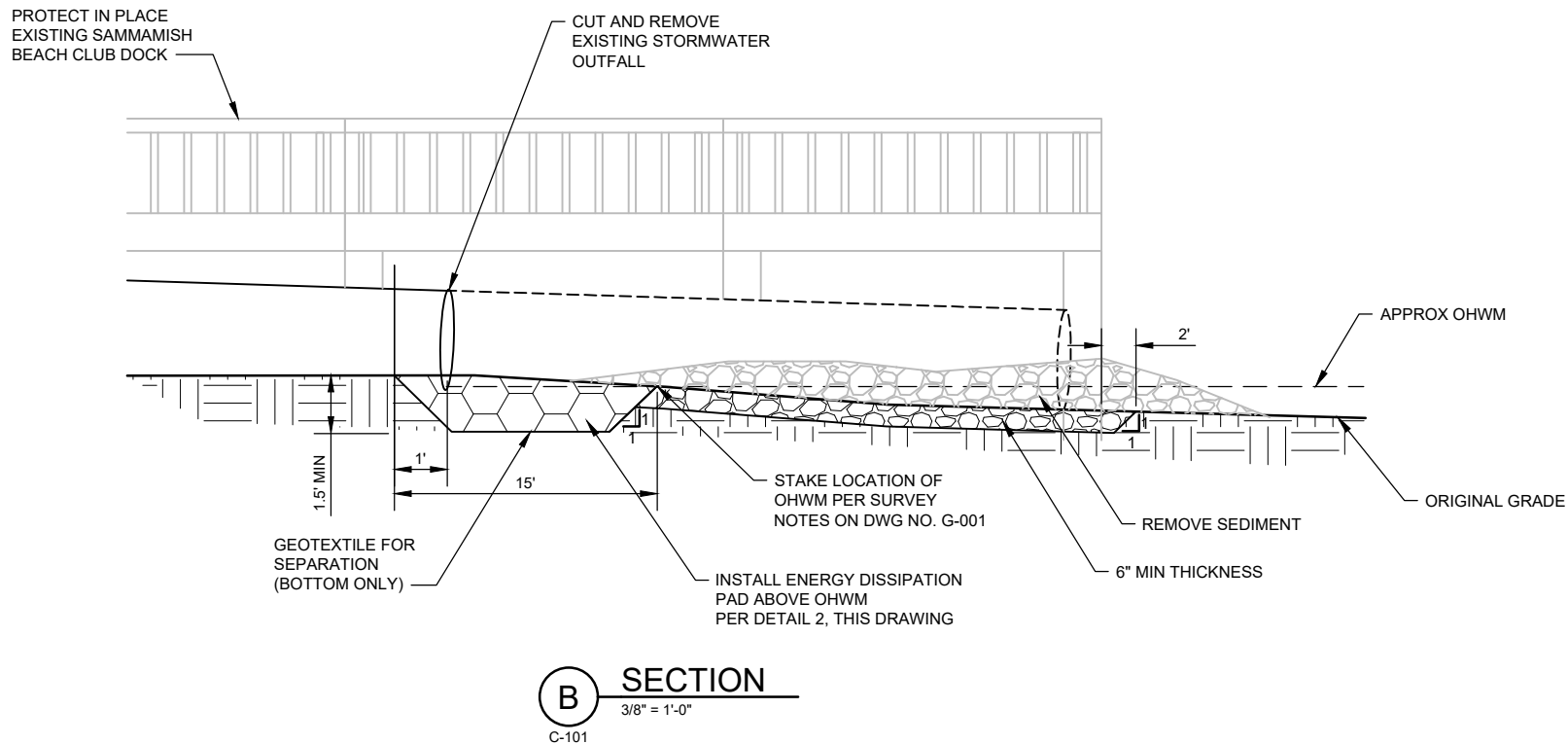
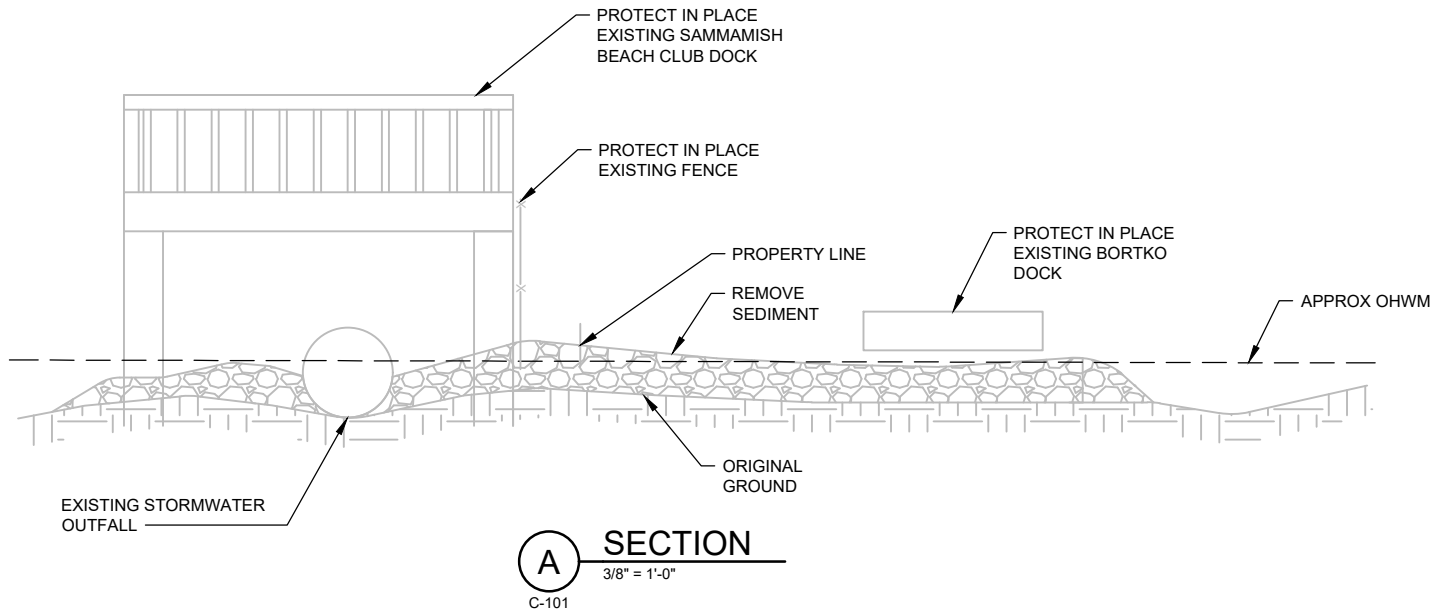
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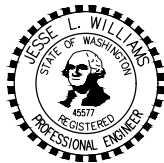
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Plot Date: 4/7/2021 8:36 AM



NO	DATE	BY	APPR	REVISIONS

Jacobs



Approved By

XXX CONSTRUCTION INSPECTOR DATE
XXX PROJECT MANAGER DATE

P. BOMBER MARCH 2021
DESIGNED BY DATE
J. YANG MARCH 2021
DRAWN BY DATE
J. WILLIAMS MARCH 2021
CHECKED BY DATE



2442 WLSP SINKHOLE
LAKE RESTORATION
CITY OF BELLEVUE
WASHINGTON

CIVIL
OUTFALL SECTIONS
AND DETAILS

DWG NO. C-201 SHT 6 OF 8

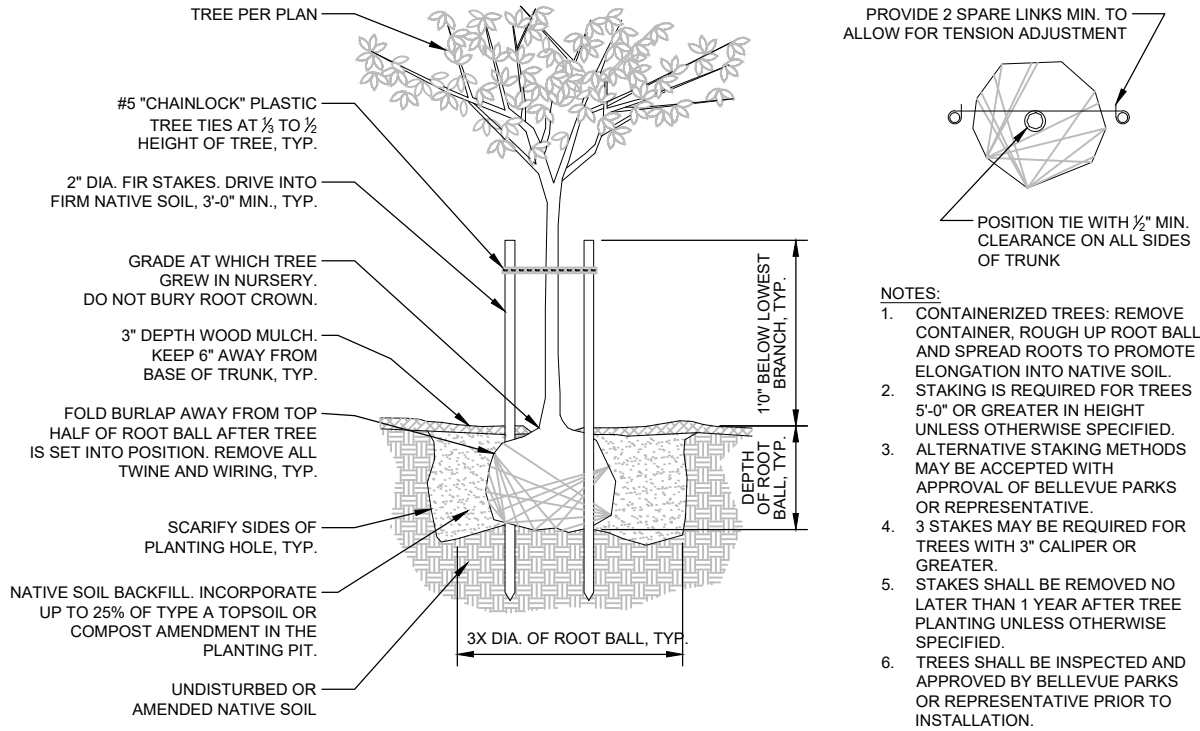
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SEC 17 TWP 24N RGE 5E

BAR IS ONE INCH ON
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90% REVIEW

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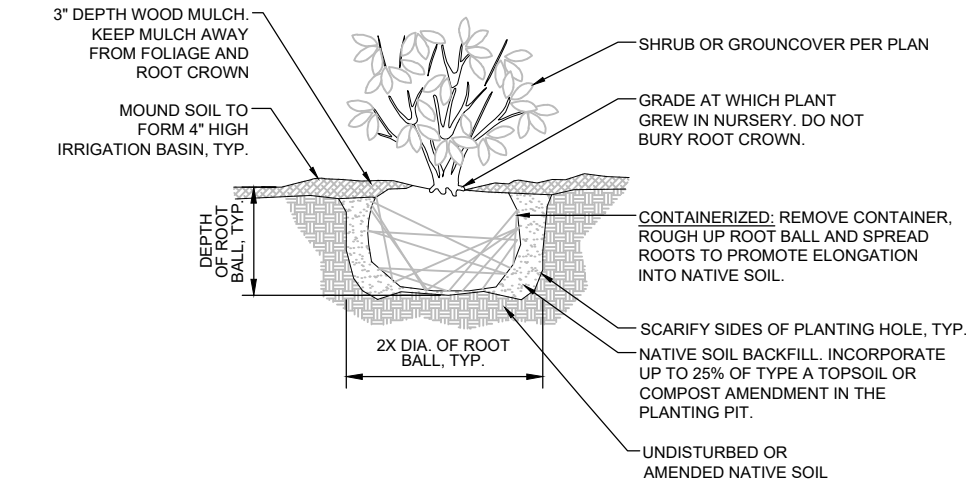


- NOTES:
1. CONTAINERIZED TREES: REMOVE CONTAINER, ROUGH UP ROOT BALL AND SPREAD ROOTS TO PROMOTE ELONGATION INTO NATIVE SOIL.
 2. STAKING IS REQUIRED FOR TREES 5'-0" OR GREATER IN HEIGHT UNLESS OTHERWISE SPECIFIED.
 3. ALTERNATIVE STAKING METHODS MAY BE ACCEPTED WITH APPROVAL OF BELLEVUE PARKS OR REPRESENTATIVE.
 4. 3 STAKES MAY BE REQUIRED FOR TREES WITH 3" CALIPER OR GREATER.
 5. STAKES SHALL BE REMOVED NO LATER THAN 1 YEAR AFTER TREE PLANTING UNLESS OTHERWISE SPECIFIED.
 6. TREES SHALL BE INSPECTED AND APPROVED BY BELLEVUE PARKS OR REPRESENTATIVE PRIOR TO INSTALLATION.

PLANTING NOTES:

1. SITE IS NOT SURVEYED. CONTRACTOR SHALL VERIFY ALL EXISTING FEATURES AND UTILITIES LOCATIONS. PROTECT IN PLACE BEFORE ANY GROUND DISTURBANCE.
2. IDENTIFY WORK LIMIT FROM SHEET C-102. PROTECT EXISTING SWORD FERNS AND TREE STUMPS TO REMAIN. GRUB OUT OTHER SHRUBS, GRASSES, AND GARDEN WEEDS FROM THEIR ROOTS AND DISPOSE OFF-SITE.
3. ROTOTILL 4" OF TOPSOIL TYPE A OR APPROVED ORGANIC AMENDMENT INTO THE EXISTING SUBGRADE TO A MINIMUM TRANSITION DEPTH OF SIX (6) INCHES OVER THE ENTIRE PLANTING AREA. AMEND AREA WITH EXISTING SWORD FERNS BY PLACING 2" TOPSOIL LOOSELY OVER TOP OF THE VEGETATION.
4. LAYOUT PLANTS PER SHEET C-102 AND FIELD ADJUST TO EXISTING SITE FEATURES. PLANT LAYOUT MUST BE APPROVED BY CITY OR CITY REPRESENTATIVE BEFORE INSTALLATION.
5. INSTALL PLANT MATERIAL ACCORDING TO SPECIFICATION SECTION 8-02 AND PLANTING DETAILS SHOWN ON SHEET C-301.
6. APPLY WOOD MULCH OVER THE ENTIRE SHORELINE RESTORATION AREA, INCLUDING EXISTING SWORD FERNS AND AROUND THE TREE STUMPS.
7. WATER THE NEW PLANTINGS THOROUGHLY ON THE SAME DAY OF INSTALLATION. AT THE DIRECTION OF THE CITY OR ITS REPRESENTATIVE, TREE GATOR BAGS OR TEMPORARY IRRIGATION SYSTEM MIGHT BE REQUIRED DURING THE PLANT ESTABLISHMENT PERIOD.
8. REMOVE ALL IMPORTED DEBRIS AND RESTORE WORK AREA ACCORDINGLY TO THE SPECIFICATION.

1 TYPICAL TREE PLANTING DETAIL
NOT TO SCALE



2 TYPICAL SHRUB OR GROUNDCOVER PLANTING DETAIL
NOT TO SCALE

NO	DATE	BY	APPR	REVISIONS

Jacobs



Approved By

XXX
CONSTRUCTION INSPECTOR
DATE

XXX
PROJECT MANAGER
DATE

G. BERGMAN
DESIGNED BY
DATE

G. BERGMAN
DRAWN BY
DATE

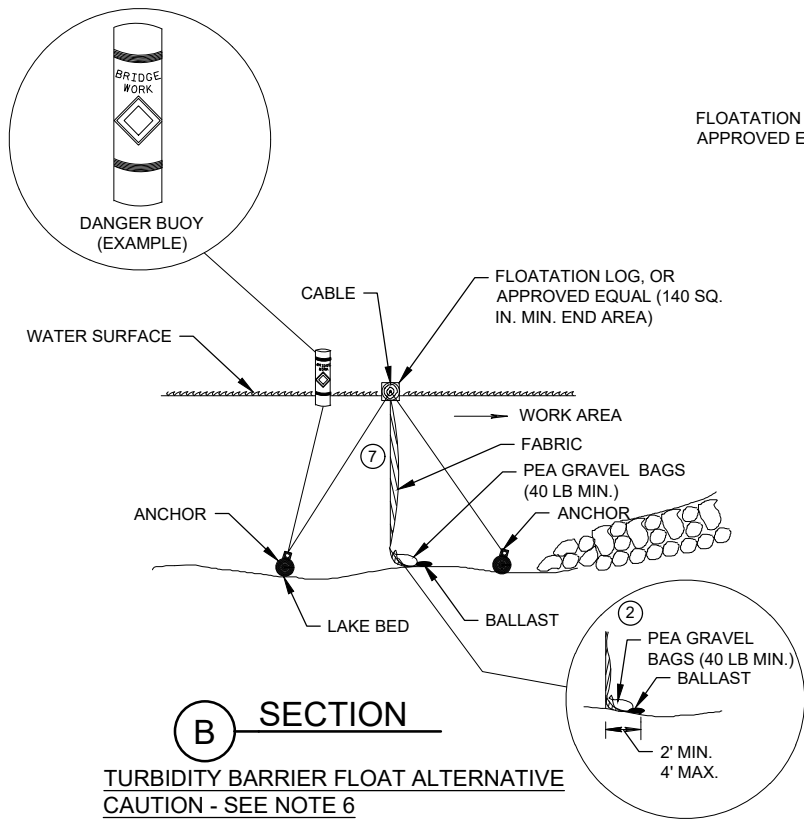
L. FRENCH
CHECKED BY
DATE



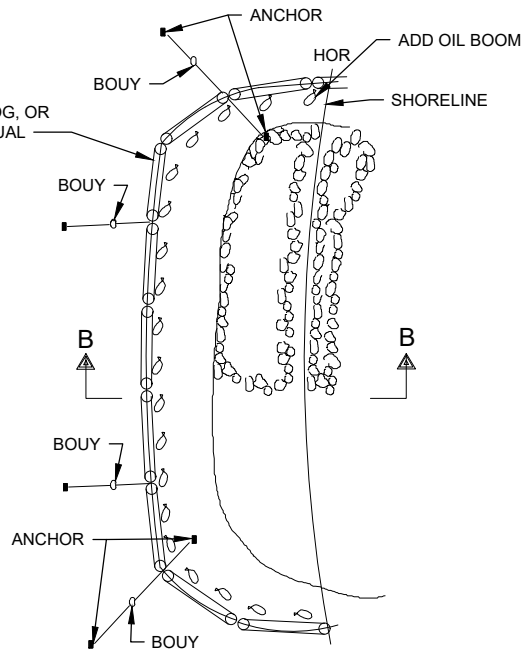
2442 WLSP SINKHOLE
LAKE RESTORATION
CITY OF BELLEVUE
WASHINGTON

CIVIL	
PLANTING DETAILS	
DWG NO. C-301	SHT 7 OF 8

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Dwg File: C-302.dwg
Plot By: Yang, Jan/SEA
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B SECTION
TURBIDITY BARRIER FLOAT ALTERNATIVE
CAUTION - SEE NOTE 6

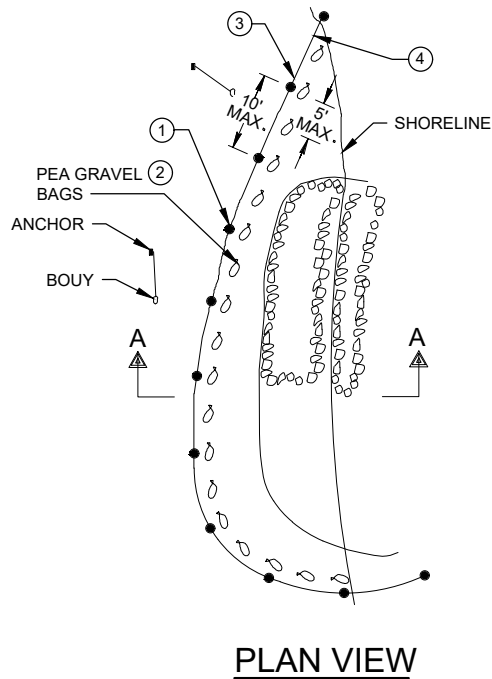


TURBIDITY BARRIER GENERAL NOTES:

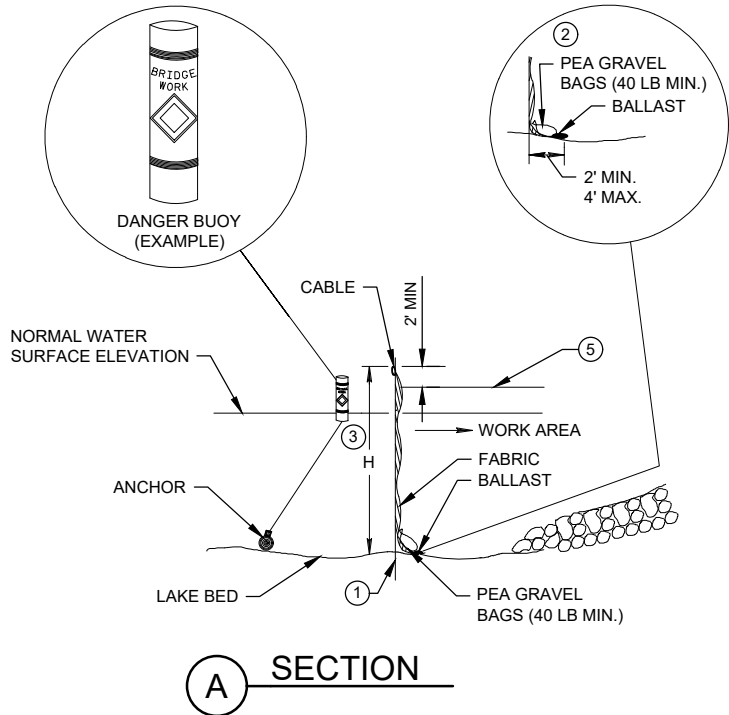
DETAILS OF CONSTRUCTION, MATERIALS AND WORKMANSHIP NOT SHOWN ON THIS DRAWING SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF THE STANDARD SPECIFICATIONS AND THE APPLICABLE SPECIAL PROVISIONS.

TURBIDITY BARRIER MAY BE REMOVED AT THE ENGINEERS DISCRETION, WHEN PERMANENT EROSION CONTROL MEASURES HAVE BEEN ESTABLISHED.

- 1 DRIVEN STEEL POSTS, PIPES, OR CHANNELS. LENGTH SHALL BE SUFFICIENT TO SECURELY SUPPORT BARRIER AT HIGH WATER ELEVATIONS.
- 2 SANDBAGS TO BE USED AS ADDITIONAL BALLAST WHEN ORDERED BY THE ENGINEER TO MEET ADVERSE FIELD CONDITIONS, SPACE AS APPROPRIATE FOR SITE CONDITIONS.
- 3 WHEN BARRIER HEIGHT, H, EXCEEDS 8 FT., POST SPACING MAY NEED TO BE DECREASED.
- 4 IN WATERWAYS SUBJECT TO FLUCTUATING WATER ELEVATIONS, PROVISIONS SHOULD BE MADE TO ALLOW THE WATER TO EQUALIZE ON EACH SIDE OF THE BARRIER. THIS MAY BE ACCOMPLISHED BY LEAVING A PORTION OF THE BARRIER OPEN ON THE UPSTREAM END.
- 5 ESTIMATED HIGH WATER ELEVATION DURING CONSTRUCTION PERIOD. MINIMUM BARRIER HEIGHT SHALL BE 2' GREATER THAN THE ESTIMATED HIGH WATER ELEVATION DURING CONSTRUCTION.
- 6 FLOAT ALTERNATIVE WILL ONLY BE ALLOWED WITH WRITTEN APPROVAL OF THE ENGINEER, AND IS MEANT FOR LOCATIONS WHERE BEDROCK PREVENTS THE INSTALLATION OF POSTS.
- 7 ALLOW SUFFICIENT SLACK VERTICALLY AND HORIZONTALLY SO THAT SEDIMENT BUILD UP WILL NOT SEPARATE OR LOWER THE TURBIDITY BARRIER.



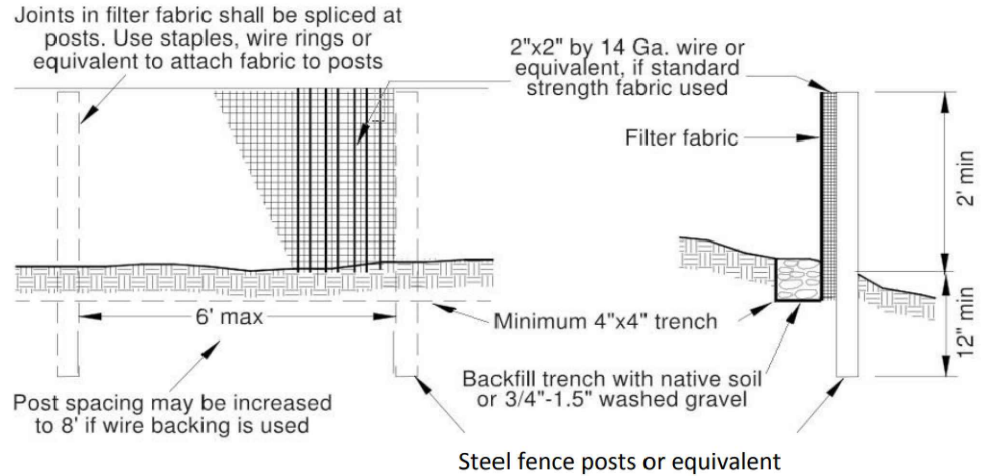
PLAN VIEW



A SECTION

TURBIDITY BARRIER STANDARD POST INSTALLATION

1 TURBIDITY BARRIER PLACEMENT DETAILS
C-101 NTS



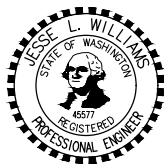
SILT FENCE STANDARD DETAILS

STANDARD NOTES FOR EROSION CONTROL PLANS

1. ALL CLEARING & GRADING CONSTRUCTION MUST BE IN ACCORDANCE WITH CITY OF BELLEVUE (COB) CLEARING & GRADING CODE, CLEARING & GRADING DEVELOPMENT STANDARDS, LAND USE CODE, UNIFORM BUILDING CODE, PERMIT CONDITIONS, AND ALL OTHER APPLICABLE CODES, ORDINANCES, AND STANDARDS. THE DESIGN ELEMENTS WITHIN THESE PLANS HAVE BEEN REVIEWED ACCORDING TO THESE REQUIREMENTS. ANY VARIANCE FROM ADOPTED EROSION CONTROL STANDARDS IS NOT ALLOWED UNLESS SPECIFICALLY APPROVED BY THE CITY OF BELLEVUE DEVELOPMENT SERVICES (DSD) PRIOR TO CONSTRUCTION. IT SHALL BE THE SOLE RESPONSIBILITY OF THE APPLICANT AND THE PROFESSIONAL CIVIL ENGINEER TO CORRECT ANY ERROR, OMISSION, OR VARIATION FROM THE ABOVE REQUIREMENTS FOUND IN THESE PLANS. ALL CORRECTIONS SHALL BE AT NO ADDITIONAL COST OR LIABILITY TO THE COB.
2. APPROVAL OF THIS EROSION/SEDIMENTATION CONTROL (ESC) PLAN DOES NOT CONSTITUTE AN APPROVAL OF PERMANENT ROAD OR DRAINAGE DESIGN (E.G. SIZE AND LOCATION OF ROADS, PIPES, RESTRICTORS, CHANNELS, RETENTION FACILITIES, UTILITIES, ETC.).
3. A COPY OF THE APPROVED PLANS AND DRAWINGS MUST BE ON-SITE DURING CONSTRUCTION. THE APPLICANT IS RESPONSIBLE FOR OBTAINING ANY OTHER REQUIRED OR RELATED PERMITS PRIOR TO BEGINNING CONSTRUCTION.
4. THE IMPLEMENTATION OF THESE ESC PLANS AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE ESC FACILITIES IS THE RESPONSIBILITY OF THE APPLICANT/CONTRACTOR UNTIL ALL CONSTRUCTION IS COMPLETED AND APPROVED AND VEGETATION/LANDSCAPING IS ESTABLISHED.
5. THE ESC FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED IN CONJUNCTION WITH ALL CLEARING AND GRADING ACTIVITIES, AND IN SUCH A MANNER AS TO ENSURE THAT SEDIMENT AND SEDIMENT LADEN WATER DO NOT ENTER THE DRAINAGE SYSTEM, ROADWAYS, OR VIOLATE APPLICABLE WATER STANDARDS.
6. THE ESC FACILITIES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE ESC FACILITIES SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED STORM EVENTS AND TO ENSURE THAT SEDIMENT AND SEDIMENT-LADEN WATER DO NOT LEAVE THE SITE.
7. ALL LOCATIONS OF EXISTING UTILITIES HAVE BEEN ESTABLISHED BY FIELD SURVEY OR OBTAINED FROM AVAILABLE RECORDS AND SHOULD, THEREFORE, BE CONSIDERED ONLY APPROXIMATE AND NOT NECESSARILY COMPLETE. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO INDEPENDENTLY VERIFY THE ACCURACY OF ALL UTILITY LOCATIONS AND TO DISCOVER AND AVOID ANY OTHER UTILITIES NOT SHOWN WHICH MAY BE AFFECTED BY THE IMPLEMENTATION OF THIS PLAN.
8. THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THIS PLAN SHALL BE CLEARLY FLAGGED IN THE FIELD PRIOR TO CONSTRUCTION. DURING THE CONSTRUCTION PERIOD, NO DISTURBANCE BEYOND THE FLAGGED CLEARING LIMITS SHALL BE PERMITTED. THE FLAGGING SHALL BE MAINTAINED BY THE APPLICANT/CONTRACTOR FOR THE DURATION OF CONSTRUCTION.
9. CLEARING SHALL BE LIMITED TO THE AREAS WITHIN THE APPROVED DISTURBANCE LIMITS. EXPOSED SOILS MUST BE COVERED AT THE END OF EACH WORKING DAY WHEN WORKING FROM OCTOBER 1ST THROUGH APRIL 30TH. FROM MAY 1ST THROUGH SEPTEMBER 30TH, EXPOSED SOILS MUST BE COVERED AT THE END OF EACH CONSTRUCTION WEEK AND AT THE THREAT OF RAIN.
10. AT NO TIME SHALL MORE THAN ONE FOOT OF SEDIMENT BE ALLOWED TO ACCUMULATE WITHIN A TRAPPED CATCH. ALL CATCH BASINS AND CONVEYANCE LINES SHALL BE CLEANED PRIOR TO PAVING. THE CLEANING OPERATION SHALL NOT FLUSH SEDIMENT LADEN WATER INTO THE DOWNSTREAM SYSTEM.
11. STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT.
12. THE CONTRACTOR MUST MAINTAIN A SWEEPER ON SITE DURING EARTHWORK AND IMMEDIATELY REMOVE SOIL THAT HAS BEEN TRACKED ONTO PAVED AREAS AS RESULT OF CONSTRUCTION.
13. THE ESC FACILITIES SHALL BE INSPECTED DAILY BY THE APPLICANT/CONTRACTOR AND MAINTAINED AS NECESSARY TO ENSURE THEIR CONTINUED FUNCTIONING.
14. ANY EXCAVATED MATERIAL REMOVED FROM THE CONSTRUCTION SITE AND DEPOSITED ON PROPERTY WITHIN THE CITY LIMITS MUST BE DONE IN COMPLIANCE WITH A VALID CLEARING & GRADING PERMIT. LOCATIONS FOR THE MOBILIZATION AREA AND STOCKPILED MATERIAL MUST BE APPROVED BY THE CLEARING AND GRADING INSPECTOR AT LEAST 24 HOURS IN ADVANCE OF ANY STOCKPILING.
15. THE ESC FACILITIES ON INACTIVE SITES SHALL BE INSPECTED AND MAINTAINED A MINIMUM OF ONCE A MONTH OR WITHIN THE 48 HOURS FOLLOWING A MAJOR STORM EVENT.
16. FINAL SITE GRADING MUST DIRECT DRAINAGE AWAY FROM ALL BUILDING STRUCTURES AT A MINIMUM 5% SLOPE, PER THE INTERNATIONAL RESIDENTIAL CODE (IRC) R401.3.
17. INSTALL AND MAINTAIN CONSTRUCTION STABILIZATION AND EROSION CONTROL PER CITY STANDARD NOTES AND DETAILS.

NO	DATE	BY	APPR	REVISIONS

Jacobs



Approved By

XXX CONSTRUCTION INSPECTOR DATE X
XXX PROJECT MANAGER DATE X

P. BOMBER MARCH 2021
DESIGNED BY DATE
J. YANG MARCH 2021
DRAWN BY DATE
J. WILLIAMS MARCH 2021
CHECKED BY DATE



**2442 WLSP SINKHOLE
LAKE RESTORATION**
CITY OF BELLEVUE
WASHINGTON

CIVIL
CESC DETAILS

DWG NO. **C-302** SHT **8** OF **8**

UTILITY GRID # **F-14**
SEC **17** TWP **24N** RGE **5E**
BAR IS ONE INCH ON ORIGINAL DRAWING

90% REVIEW